



MEETING OF THE GILA COUNTY BOARD OF ADJUSTMENT
GILA COUNTY PAYSON COMPLEX
610 E. HWY 260, PAYSON, AZ
MEETING OF MARCH 17, 2016

1. The meeting was called to order at 9:05 am.
2. Chairman Don Ascoli led the Pledge of Allegiance.
3. Roll Call: Don Ascoli, Travis Williams, Mickie Nye, Mary Lou Myers (absent). (Quorum present.)

Community Development Staff Members Present: Robert Gould-P/T Planner, Christine Lopez-Administrative Clerk, Scott Buzan-Interim Director/Building Official and Margie Chapman-Code Enforcement Supervisor/Part Time Zoning Inspector.

Public Attendance: Jeff Fraser

4. New members needed: Bob Gould mentioned that Lori Brown has resigned, we need a member to replace her. Christine explained that she contacted Sherry Grice in reference to Lori Browns resignation and replacement, the P&Z Commission recommended that we ask Kathy Myers. Christine will let Sherry Grice know to suggest her to Supervisor Pastor. Because the Board of Adjustment and Appeals is not designated by districts, it was suggested that Dawn Brunson be asked to join this Board. Christine will contact Sherry regarding this matter.
5. Review and Approval of Minutes of March 19, 2015: The Minutes were not included in the agenda package. Scott said the Minutes will be sent out via e-mail for review and placed on the next BOA meeting agenda for approval. Take no action.
6. Director/Board communication: Bob Gould said that he didn't have anything to discuss at this time.

Public Hearing(s):

7. **V16-01 Jeff Fraser:** Application request for a variance at Gila County tax parcel number 301-62-090. Located at 4894 N. Saddle Way, Pine, AZ. Property is currently zoned R1L-D10. Applicant has requested that they be permitted to keep an existing deck that was built by a previous property owner.

Community Development Director Robert (Bob) Gould stated that we received a complaint on Mr. Fraser from his neighbor about the deck encroaching on the setback requirement. We went

out and measured and found that the deck is encroaching on the setback. Originally we asked Mr. Fraser to go through the Administrative Variance process where he could remove a few inches of the deck, as an angular cut to meet the requirements. Mr. Fraser started the process and asked a contractor to give an estimate on the cost of removal and repair, which came in at about \$20,000. He then decided to ask for a regular variance. Bob stated that the deck was built by a previous property owner approximately 11 years ago encroaching on the setbacks. The complaint arose from a dispute the two neighbors had. The neighbor has since withdrawn his complaint. Staff have looked at his request and are asking that the variance be approved, with the condition on there about buffering (wall, fence, or landscaping) so that we don't have the neighbor readdressing the complaint in the future. The distance from the neighbors home is 50 feet. Travis stated that he doesn't feel that we need to ask for buffering because of the distance from the home. Mickie stated that we should just grant the variance and leave it at that.

Call to Public: Mr. Jeff Fraser introduced himself. He stated that our office has been very cordial and polite in educating him on the process. Thanks us for our time regarding this matter.

Mickie made motion - "to approve the staff recommendation to approve the variance with no stipulations. It was amended to include Parcel number 301-62-090, V16-01, and to state the setback shall be no closer than 23 inches. Travis seconded the motion. Motion passes. Variance is granted.

8. Mickie Nye motioned to adjourn the meeting Travis Williams seconded (2nd) it was unanimously approved and adjourned at 9:35 am.